

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 6/2/2015	(3) CONTACT/PHONE Stephanie Fuhs, Planner/(805) 781-5721	
(4) SUBJECT Consideration of a request by Black Lake Golf Resort, LLC to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00016) to amend provisions of the Black Lake Specific Plan. The site is in the Black Lake Village Reserve Line in the South County Inland subarea of the South County Planning Area. District 4. This item was continued from March 24, 2015 and staff is recommending to continue this item to the August 11, 2015 Board meeting.			
(5) RECOMMENDED ACTION It is recommended that the Board continue this item to the August 11, 2015 meeting date.			
(6) FUNDING SOURCE(S) Application fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ____) {x} Board Business (Time Est. <u>5 minutes</u>)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts { } Ordinances {x} N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {x} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {x} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Planner

DATE: 6/2/2015

SUBJECT: Consideration of a request by Black Lake Golf Resort, LLC to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00016) to amend provisions of the Black Lake Specific Plan. The site is in the Black Lake Village Reserve Line in the South County Inland subarea of the South County Planning Area. District 4. This item was continued from March 24, 2015 and staff is recommending to continue this item to the August 11, 2015 Board meeting.

RECOMMENDATION

It is recommended that the Board continue this item to the August 11, 2015 meeting date.

DISCUSSION

On March 24, 2015, your Board held an authorization hearing by Black Lake Golf Resort, LLC, to consider a request to amend the Black Lake Specific Plan to increase residential density, expand the list of allowable uses, and allow for resort development. At the authorization hearing, concerns were raised regarding residential development on the golf course, water use, traffic and safety. Your Board directed the applicant to work with the property owners to develop a project that was acceptable to the neighbors and directed staff to review the CC&Rs and open space easements for the Black Lake Village Area to determine if residential development on the golf course could be allowed. The authorization hearing was continued to June 2, 2015.

Since the March 24 meeting, the applicant has met with property owners to develop a project that removes the residential component and focuses on commercial development and a possible retirement village. At the time of staff report preparation, a new project description and maps were not available, so staff has not had an opportunity to review and comment on the new proposal.

Staff is recommending this item be continued to the August 11, 2015 Board date in order for staff to review the new information and provide the neighboring property owners an opportunity to provide comments.

OTHER AGENCY INVOLVEMENT/IMPACT

Not applicable.

FINANCIAL CONSIDERATIONS

Not applicable.

RESULTS

Continuing this item will allow the applicant to provide staff with a new project description and give staff additional time to review the new proposal. This is consistent with the goal of a well-governed community.